

A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, March 01, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 56**

**Subject:** NP-05-0021 (Part) - East Riverside/Oltorf Combined Neighborhood Plan - 1818 S Lakeshore Blvd.  
- Conduct a public hearing and approve an ordinance amending Ordinance 20061116-055, adopting the East Riverside/Oltorf Combined Neighborhood Plan, to establish a land use designation of Mixed Use on the future land use map for 1818 S. Lakeshore Blvd. The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard East) on the south. Staff Recommendation: To grant mixed use designation. Planning Commission Recommendation: To grant mixed use designation. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Melissa Laursen 974-7226

**Additional Backup  
Material**

(click to open)

- ☐ Ordinance
- ☐ Staff Report

**For More Information:**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 20061116-055, WHICH ADOPTED THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO ESTABLISH A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 1818 SOUTH LAKESHORE BOULEVARD.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20061116-055 adopted the East Riverside/Oltorf Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

Ordinance No. 20061116-055 is amended to establish a mixed use designation on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in Case NPA-05-0021 at the Neighborhood Planning and Zoning Department, for property located at 1818 South Lakeshore Boulevard.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

**SUMMARY SHEET FOR 1818 SOUTH LAKESHORE BOULEVARD  
EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AND REZONINGS  
CITY COUNCIL HEARING 3-1-07  
AGENDA ITEMS #**

**Neighborhood Plan Case:** NP-05-0021 (Portion)  
**Related Zoning Case:** C14-05-0112 (Portion)

**Background:** On November 16, 2006 City Council recommended approval of the majority of the East Riverside/Oltorf Combined Neighborhood Plan. At that hearing, City Council withdrew the subject property, locally known as 1818 S. Lakeshore Boulevard from discussion due to a notification error. A new notice for the proposed rezoning was mailed and published and has subsequently been recommended by Planning Commission to City Council.

<b>Tract Address</b>	<b>Current Zoning &amp; Use</b>	<b>Planning Commission Recommendation (1-30-07)</b>	<b>Staff Recommendation</b>	<b>Advisory Committee Recommendation</b>
<b>1818 S. Lakeshore Blvd.</b>	<i>Multifamily</i>  MF-3 (condominiums)	<i>Mixed Use</i>  MF-3-NP (8-0)	<i>Mixed Use</i>  MF-3-NP	<i>Unknown</i>  MF-3-NP

**Recommended Infill Options/Special Uses:** In accordance with the approved Riverside NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" are recommended by Planning Commission, staff and the Advisory Committee.

**Exhibits:** A) Future Land Use Map  
B) Tract Map  
C) Current Land Use & Zoning Map

**Staff Contacts:** Zoning Case Manager: Robert Heil, 974-2330  
Neighborhood Planner: Melissa Laursen, 974-7226

# EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

## Future Land Use Map - 1818 S. Lakeshore Blvd.

### City Council--1st Reading (March 1, 2007)

**DRAFT**

1818 S. Lakeshore Blvd.  
Staff recommends a mixed use land use designation due to a mix of uses permitted in the waterfront overlay.

#### Legend

**Green**  
Wetlands-Mapable Future Creek Channel

**White**  
Wetlands for Future Consideration

**Light Green**  
Agriculture

**Medium Green**  
Rural Residential

**Dark Green**  
Single Family

**Light Yellow**  
Higher-Density Single Family

**Medium Yellow**  
Multi-Family

**Dark Yellow**  
Commercial

**Light Orange**  
Mixed Use

**Dark Orange**  
High Density Mixed Use

**Light Red**  
Office

**Dark Red**  
Mixed Use/Office

**Light Purple**  
Industry

**Dark Purple**  
Quarry

**Light Blue**  
Open Space

**Dark Blue**  
Transportation

**White**  
Utilities

**Light Green**  
Undeveloped Open Space/Highway Right-of-Way

**Light Green**  
Wetlands for Future Consideration

**Light Green**  
Wetlands for Future Consideration

**Light Green**  
Wetlands for Future Consideration

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Wetlands for Future Consideration

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**Light Green**  
Wetlands for Future Consideration

**Light Green**  
Wetlands for Future Consideration



September 14, 2006  
Modified February 20, 2007

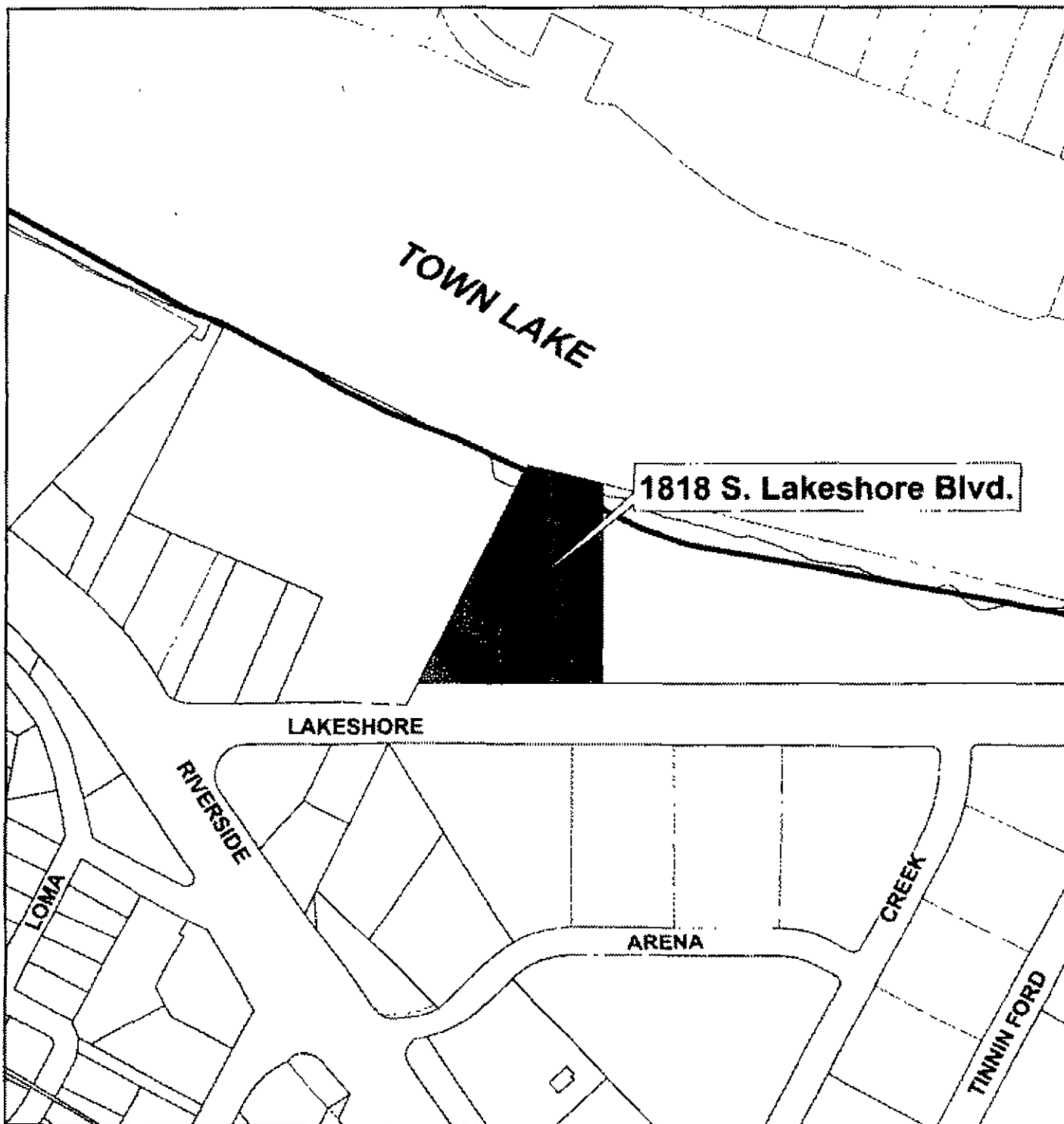
RIVERSIDE

OLD EAST RIVER

ARENA

LAKESHORE

TOWN CREEK



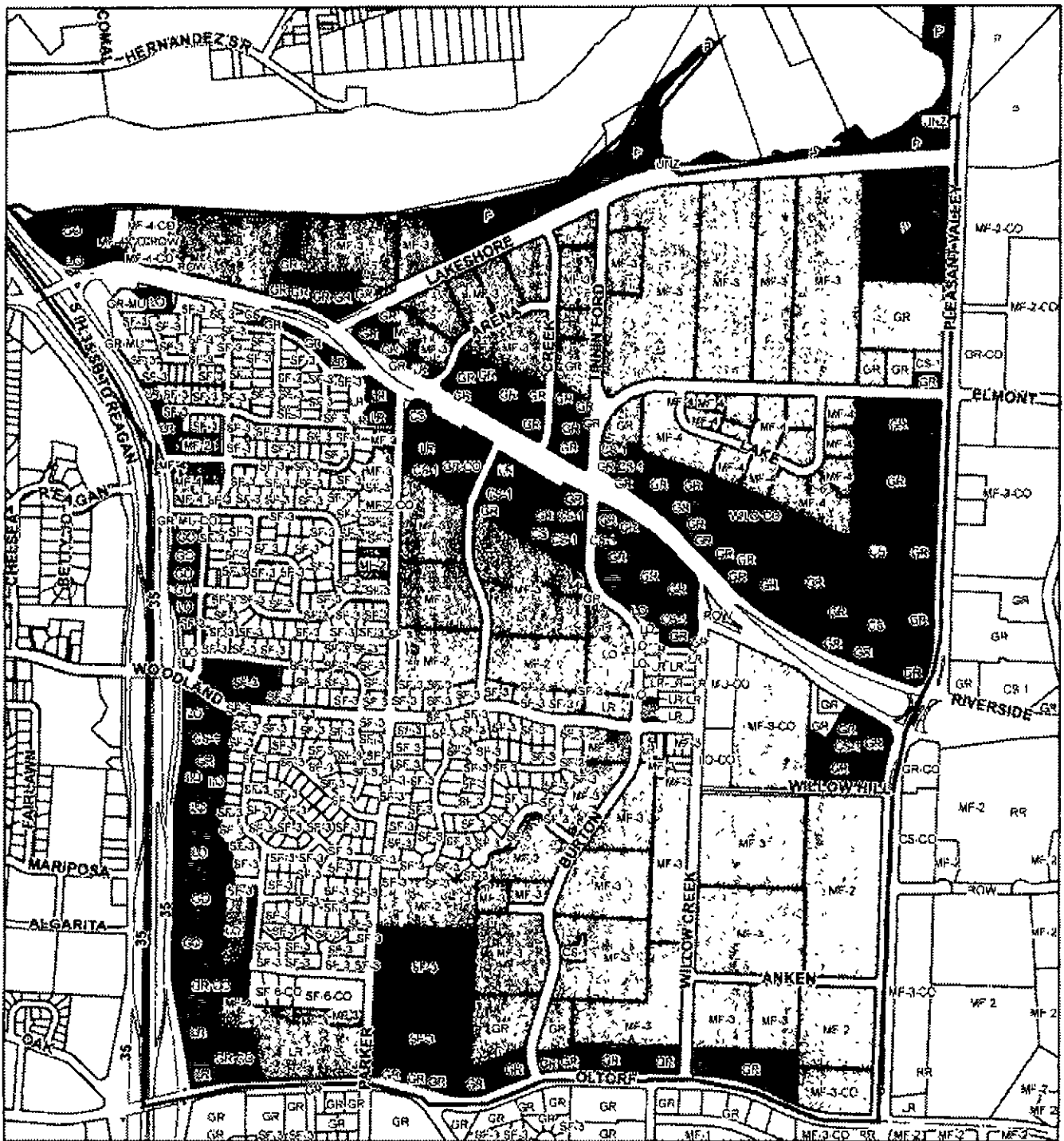
**A Portion of Riverside  
Neighborhood Plan Combining District  
C14-05-0112  
1818 S. Lakeshore Blvd.**



City of Austin  
Neighborhood Planning and Zoning Department  
December 28, 2006

200 100 0 200 400 600 Feet





**Riverside Neighborhood Plan Combining District**  
**Current Land Use and Zoning**  
**Zoning Case #C14-05-0112**



City of Austin  
 Neighborhood Planning and Zoning Department  
 Updated October 2, 2006



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# MuniAgenda



**Morning Briefings  
CITY OF AUSTIN**

**AGENDA  
DATE: 3/1/2007**

## **RECOMMENDATION FOR COUNCIL ACTION**

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**Title:** 030107-

**Subject:** Presentation of Recommendations to Improve City Services to Downtown Austin

**Amount and Source of Funding:**

**Agenda Category:** Morning Briefings

**For More Information:**

**Prior Council Action:**

**Boards and Commission Action:**

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